



**17, 98 Wilson Drive  
Fort McMurray, Alberta**

**MLS # A2283890**

**\$239,900**



<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 404

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** N/A

This end unit 5-level townhouse located in a highly sought-after neighborhood — a rare find with incredible potential for the savvy buyer. With some TLC and vision, this spacious property could become a true showpiece. With an attached garage, parking in the front and close to playgrounds, Wood Buffalo is where you want to be. Large ensuite off the primary bedroom, linen closet, huge 2 piece bath for guests, fireplace in the living room, access to spacious deck and tons of storage in the undeveloped basement. Bring your creativity, and make this one shine!